



PLANNING AND DEVELOPMENT DEPARTMENT

DATE: June 29, 2004

TO: PLANNING DIVISION STAFF

THROUGH: NICK YOVINO, Director
PLANNING AND DEVELOPMENT DEPARTMENT

FROM: GILBERT J. HARO, Planning Manager
ROBERT C. LEWIS, Supervising Planner
PLANNING DIVISION

SUBJECT: USE OF DRY FREIGHT ISO CONTAINERS AS PREFABRICATED STORAGE

USE LIMITATIONS

On June 14, 2004, the Planning and Development Department Director approved a department policy allowing for the use of ISO cargo containers for temporary and permanent storage of non-hazardous, non-toxic and non-flammable materials. A copy of this policy as contained in a "Building Industry Bulletin" was provided to you on June 29, 2004.

The cargo containers will be allowed only in conjunction with a non-residential use in a non-residential zone district or in conjunction with an existing and approved church use in both a non-residential and a residential zone district. The use of the containers shall not be allowed for a commercial storage business and shall be used only for the storage of the excess merchandise or equipment of an existing business. The container shall not have any electrical, sewer or water connection and shall not be used for habitation. The containers shall not be stacked or connected and must be spaced a minimum of six (6) feet apart. The restriction on types of materials to be stored is intended to restrict highly flammable or hazardous materials, including, but not limited to, gasoline, diesel fuel, oil, kerosene, paint thinner, pesticides, toxic or caustic chemicals and solutions, explosives or fireworks, and other similar items.

PROCESS

The review and approval process to place the ISO containers on a site shall be subject to a **major** revised site plan review or conditional use permit based upon the existing entitlement or use of the site. The required site plan shall show the entire site and contain all appropriate details. An operational statement shall be provided indicating type and term of storage use. Any method proposed to secure the containers or the area containing the containers shall be detailed on the entitlement site plan. The ISO containers will not be allowed on vacant land and the number and location of all containers will be subject to the review and approval of the Planning and Development Director.

ISO Containers

Page 2

June 29, 2004

The containers shall be kept clean and in good repair, and shall not be relocated without prior approval of the Director. Failure to comply with approved conditions of site plan review or conditional use permit may result in the revocation and/or denial of the use of cargo containers on a site. Any existing use of cargo containers, with the exception of approved redemption centers (cans, bottles, and plastic), shall not be considered to be previously approved ("grandfathered").

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- c: Ray Villa, Code Enforcement Manager
- John Robertson, Housing Program Supervisor
- Jerry Bishop, Building and Safety Services Manager
- Steve Risley, Building and Safety Services Manager